

City of Wood Village

Restroom Replacement Design-Build

The City of Wood Village is requesting proposals from qualified bidders for the design-build construction of public restrooms at Donald L. Robertson Park. The chosen design/build team will lead a comprehensive and complete process for design, development, and construction. The City is open to considering a prefabricated restroom option, or an on-site build option. A bid may include separate estimates for prefabricated or on-site build alternatives, in which case, the City will determine the most appropriate option. This project must provide a long-term sustainable structure that supports the all-inclusive needs of park visitors for the next 20 years.

Project Approach – Provide a narrative of how your team will work with the City to achieve its goals. If both a prefabricated restroom and an on-site build option are being proposed by the same firm, then separate descriptions shall be provided for each of the two alternatives.

The structure shall fit on the existing 6" sand base, which is 20' x 26' feet in area. Exterior design elements include: Natural wood, basalt rock or similar materials and look, cinder block with decorative covering, and earth tone colors and a variety of textures. The structure's interior shall employ graffiti and vandal-resistant materials with stainless steel furnishings.

Project Deliverables:

- Attend project meetings including:
 - Design Kick-off Meeting
 - Design 50% Check-in, if necessary
 - Design 90% Check-in
 - Design Review hearing with City Planning Commission
 - Construction Kick-off Meeting
 - Regularly occurring site meeting during construction
 - Construction close-out walkthrough
- Generate engineer-stamped design plans and specifications including structural analysis and all necessary erosion or environmental controls.
- All permitting work required for construction.
- Demolish and dispose of the existing prefabricated concrete structure.
- Perform all associated site work and preparations, including utility connections and modifications to the existing pad upon which the restroom(s) will be installed. This includes but is not limited to: Water, sewer, storm, and electrical connections.
- Construct the new facility per design.
- Repair/Replace existing sidewalk as needed.
- Maintain existing grade and elevation.

Amenities and Features:

- Single facility structure shall include eight (8) single-user unisex restrooms with appropriate hardware as described in the Amenities and Features section.
- Americans with Disabilities Act (“ADA”) compliant design with appropriate clearances and stainless-steel grab bars.
- One mechanical/storage room with a finished floor and floor drain.
- Security shall include electronic programmable locks each unit (8) restroom and lock/deadbolt for the mechanical/storage room.
- Individually Heated and insulated units with proper ventilation/air flow
- Anti-graffiti and vandal-resistant structure (Interior & Exterior)
- Stainless steel electric or manual flush toilet (8)
- Stainless steel Lavatory (sink) with electric or manual faucet (8)
- Changing Table (8)
- Electric stainless steel hand dryer (8)
- Stainless steel sanitary napkin disposal (8)
- Stainless steel 3-roll toilet paper dispenser (8)
- Stainless steel seat cover dispenser (8)
- Interior floor drain in each unit (8)
- Vandal proof interior lighting (8 + Storage Facility)
- Exterior lighting
- Exterior frost proof hose bib with tamper proof box (2)
- Exterior Water fountain attachment (1)—similar to the existing fountain feature. ADA Accessible

Project Schedule:

Bid Opening: September 12, 2023 at 11:00 am

Award of Contract September 27, 2023

Notice to Proceed October 16, 2023

Completion March 15, 2024

Instructions to Bidders:

Proposers shall be aware that any construction work on this project is subject to compliance with Prevailing Wage Rate Laws and Federal Labor Standards. As required by these laws, the Contractor shall provide certified payroll documents, and the City will perform interviews on selected employees.

Proposals are to be mailed or delivered to the City of Wood Village Public Works Department, 24200 NE Halsey St., Wood Village, OR 97060-1095.

Proposals shall be identified on the exterior of the sealed envelope including bidder's name, address and business license number.

Proposers shall include with their proposal a Bid Bond to the amount of 5% of the Bid price. Proposers must show that they are licensed and bonded in Oregon.

Any questions regarding this project should be directed to Kyler Roberts, Engineering Technician, prior to the submittal deadline at (503) 489-6862, or KylerR@woodvillageor.gov

Bid Document Content:

The written bid should provide background information about the company, its employees, and its experience with related projects and clients. Specifically, the bid document should address the following information:

1. Company profile listing: name, address, contractor license number, year established, type of ownership, and size of company and staff. **The same information shall be provided for all subcontractors to be used on the project.**
2. Current company workload and the ability to perform this work within the limitations of the project schedule. (See above)
3. Conceptual description including the type, materials, and approximate dimensions of the proposed structure.
4. Proposed approach to the project which includes schedule for each stage of work, timing for the impact on each neighborhood and alternative parking arrangements.
5. A detailed itemization of work with corresponding compensation the company expects to be paid for performing the services required to complete this project.
6. Profiles outlining the qualifications and experience of key staff who will be involved with design, engineering, and project management.
7. Detailed descriptions with images of comparable projects performed by the company and contact information for at least three references for these projects.
8. At all times during the existence of this Agreement, the contractor shall maintain at its own cost, general liability and property damage insurance (\$2,000,000 per incident, \$2,000,000 aggregate), vehicle insurance (\$2,000,000 per incident) and any workers compensation coverage as required by law. Copies of the insurance certificates must be attached to the submitted quote.